

**MANAGEMENT CERTIFICATE****THE OVERLOOK AT SALADO PROPERTY OWNERS ASSOCIATION**

The undersigned, being an Officer of The Overlook at Salado Property Owners Association (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision Overlook at Salado (the "Subdivision Development").
2. The name of the Association is The Overlook at Salado Property Owners Association (the "Association").
3. The recording data for the Subdivision Development is as follows:

Overlook at Salado, a subdivision in Bell County, Texas, according to the Map or Plat thereof, recorded at Document No. 2021051991 in the Official Public Records of Bell County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Restrictive Covenants Overlook at Salado (with Property Owners Association), recorded at Document No. 2021052049 in the Official Public Records of Bell County, Texas.

The Overlook at Salado Property Owners Association Bylaws, recorded at Document No. 2021052651 in the Official Public Records of Bell County, Texas.

Correction Instrument as to a Recorded Original Instrument, recorded at Document No. 2021053952 in the Official Public Records of Bell County, Texas.

Notice to Purchasers of Real Property, recorded at Document No. 2021059255 in the Official Public Records of Bell County, Texas.

Notice to Purchasers of Real Property, recorded at Document No. 2021068460 in the Official Public Records of Bell County, Texas.

5. The name and mailing address of the Association is:

The Overlook at Salado Property Owners Association  
c/o Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613  
Tel: (512) 918-8100  
Email: [pamco@pamcotx.com](mailto:pamco@pamcotx.com)

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00

MANAGEMENT CERTIFICATE  
THE OVERLOOK AT SALADO PROPERTY OWNERS ASSOCIATION

Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

This Management Certificate is effective as of the 2 day of December, 2021.

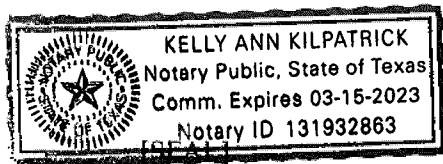
THE OVERLOOK AT SALADO PROPERTY OWNERS  
ASSOCIATION, a Texas nonprofit corporation

By: [Signature]  
Name: DONG PLAS  
Title: AGENT

THE STATE OF TEXAS       §

COUNTY OF BELL           §

This instrument was acknowledged before me on 2 day of December, 2021, by  
Dong Plas, Registered Agent The Overlook at Salado Property Owners  
Association, a Texas nonprofit corporation, on behalf of said corporation.



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

MANAGEMENT CERTIFICATE  
THE OVERLOOK AT SALADO PROPERTY OWNERS ASSOCIATION



**Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513**

**Instrument Number: 2021082483**

As

**CERTIFICATE**

**Recorded On:** December 16, 2021

**Parties:** OVERLOOK AT SALADO PROPERTY OWNERS ASSOCIATION

**To** OVERLOOK AT SALADO

**Comment:**

**Billable Pages: 3**

**Number of Pages: 4**

( Parties listed above are for Clerks' reference only )

**\*\* Examined and Charged as Follows \*\***

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$13.00
<b>Total Fees:</b>	<b>\$19.00</b>

**\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

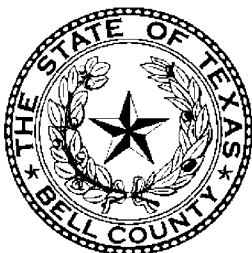
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information**

Instrument Number: 2021082483  
Receipt Number: 247450  
Recorded Date/Time: 12/16/2021 9:03:31 AM  
User / Station: zbranead - BCCCD0642

**Record and Return To:**

Cagle Pugh  
4301 WESTBANK DR A-150  
AUSTIN, TX 78746-4478



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk